

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
Daniel J Baer  
Debtor

Case No. 17-00913-HWV  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0314-1

User: RyanEshel  
Form ID: pdf010

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Nov 13, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 15, 2019.

+Iron Valley Real Estate of Waynesboro, 47 West Main Street, Waynesboro, PA 17268-1555

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 15, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 13, 2019 at the address(es) listed below:

Charles J DeHart, III (Trustee) TWecef@pamd13trustee.com  
D Brian Simpson on behalf of Creditor Internal Revenue Service d.brian.simpson@usdoj.gov,  
jennifer.sbert@usdoj.gov  
James Warmbrodt on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a Christiana  
Trust, not Individually but as Trustee for Ventures Trust 2013-I-H-R, A Delaware Trust  
bkgroup@kmlawgroup.com  
Johanna Hill Rehkamp on behalf of Debtor 1 Daniel J Baer jhr@cclawpc.com,  
jlaughman@cclawpc.com; jbartley@cclawpc.com  
Joseph P Schalk on behalf of Creditor c/o William F. Colby Select Associates, L.P.  
jschalk@barley.com, sromig@barley.com  
Kevin BATTERY on behalf of Creditor Wilmington Savings Fund Society, FSB,  
kbattery@rascrane.com  
Kevin S Frankel on behalf of Creditor Carrington Mortgage Services, LLC as servicer for Wells  
Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed  
Pass-Through Certificates pa-bk@logs.com  
Kristen D Little on behalf of Creditor Carrington Mortgage Services, LLC as servicer for  
Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1,  
Asset-Backed Pass-Through Certificates pabk@logs.com  
Lauren Berschler Karl on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not Individually but as Trustee for Ventures Trust 2013-I-H-R, A Delaware  
Trust lkarl@rascrane.com, lbkarl03@yahoo.com  
Lauren Berschler Karl on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as trustee for Hilldale Trust lkarl@rascrane.com,  
lbkarl03@yahoo.com  
Robert E Chernicoff on behalf of Debtor 1 Daniel J Baer rec@cclawpc.com,  
jbartley@cclawpc.com; jlaughman@cclawpc.com; jhr@cclawpc.com  
United States Trustee ustpregion03.ha.ecf@usdoj.gov  
William F. Colby, Jr. on behalf of Creditor c/o William F. Colby Select Associates, L.P.  
wcolby@barley.com, kneumann@barley.com

TOTAL: 13

UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	
	:	CASE NO. 1-17-bk-00913-HWV
DANIEL J. BAER aka	:	
BAER'S BUSES, GROCERY &	:	
REPAIR	:	
Debtor	:	CHAPTER 13

**ORDER APPROVING EMPLOYMENT  
OF A REAL ESTATE BROKER**

The Amended Application of Daniel J. Baer, the above-named Debtor, praying for approval of his engagement of Iron Valley Real Estate of Waynesboro as real estate broker with respect to the sale of multiple real properties located in Franklin County, Pennsylvania, having come this day before the Court, and it appearing that Iron Valley Real Estate of Waynesboro is a licensed real estate broker qualified to cause sales for real estate to be entered into in the Commonwealth of Pennsylvania, and it appearing that the engagement of Iron Valley Real Estate of Waynesboro as a real estate broker with respect to the real estate of the Debtor is necessary and would be in the best interest of the estate, it is

**HEREBY ORDERED** that the engagement by Daniel J. Baer of Iron Valley Real Estate of Waynesboro, as real estate broker, with respect to the sale of multiple real properties located in Franklin County, Pennsylvania, upon the terms and conditions of the Listing Agreement entered into by the Debtor and by Iron Valley Real Estate of Waynesboro, is approved, subject to the provisions of 11 U.S.C. §330 and Rule 2016 of the Rules of Bankruptcy Procedure, and subject to further review upon the filing of a Motion to sell by the Debtor.

\* Execution of this Order approving employment is not a guarantee that payment will ultimately be approved in any amount from the estate. Such compensation is dependent on the consideration of a final application for fees. *In re Engel*, 124 F.3d 567 (3rd Cir. 1997).

Dated: November 13, 2019

By the Court,

  
Henry W. Van Eck, Bankruptcy Judge <sup>(RE)</sup>